

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

### KNOW ALL MEN BY THESE PRESENTS, That,

**WHEREAS**, heretofore, on to-wit: March 13, 1995, Brian Roxburgh Devin, unmarried, Mortgagor, executed a certain mortgage to AmSouth Bank, said mortgage being recorded in Instrument #1995/07878; modified by Instrument #1997/1070; and further modified in Instrument # 1999/9235, in the Probate Office of Shelby County, Alabama; and

**WHEREAS**, heretofore, on to-wit: April 28, 1999, Brian Roxburgh Devin, unmarried, Mortgagor, executed a certain mortgage to AmSouth Bank, said mortgage being recorded in Instrument #1999/20034, in the Probate Office of Shelby County, Alabama; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said mortgages, and the said AmSouth Bank, as mortgagee, did declare all of the indebtedness secured by the said mortgages, due and payable, and said mortgages subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgages in accordance with the terms thereof, by U. S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of September 29, October 6 and 13, 2004; and

**WHEREAS**, on October 27, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said AmSouth Bank, as mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, Alabama, the property hereinafter described; and

**WHEREAS**, the highest and best bid obtained for the property described in the aforementioned mortgages was the bid of **Charles A. Farr** in the amount of One Hundred Twenty One Thousand Five Hundred One and 00/100 Dollars (\$121,501.00) which sum was offered to be credited on the indebtedness secured by said mortgages, and said property was thereupon sold to **Charles A. Farr**; and

**WHEREAS**, W. L. Longshore, Jr. conducted said sale on behalf of the said AmSouth Bank; and

**WHEREAS**, said mortgages expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased;

**NOW, THEREFORE**, in consideration of the premises and the credit of One Hundred Twenty One Thousand Five Hundred One and 00/100 Dollars (\$121,501.00), Brian Roxburgh Devin, unmarried, Mortgagor, by and through the said AmSouth Bank, as mortgagee, do grant, bargain, sell and convey unto **Charles A. Farr** the following described real property situated in Shelby County, Alabama to-wit:

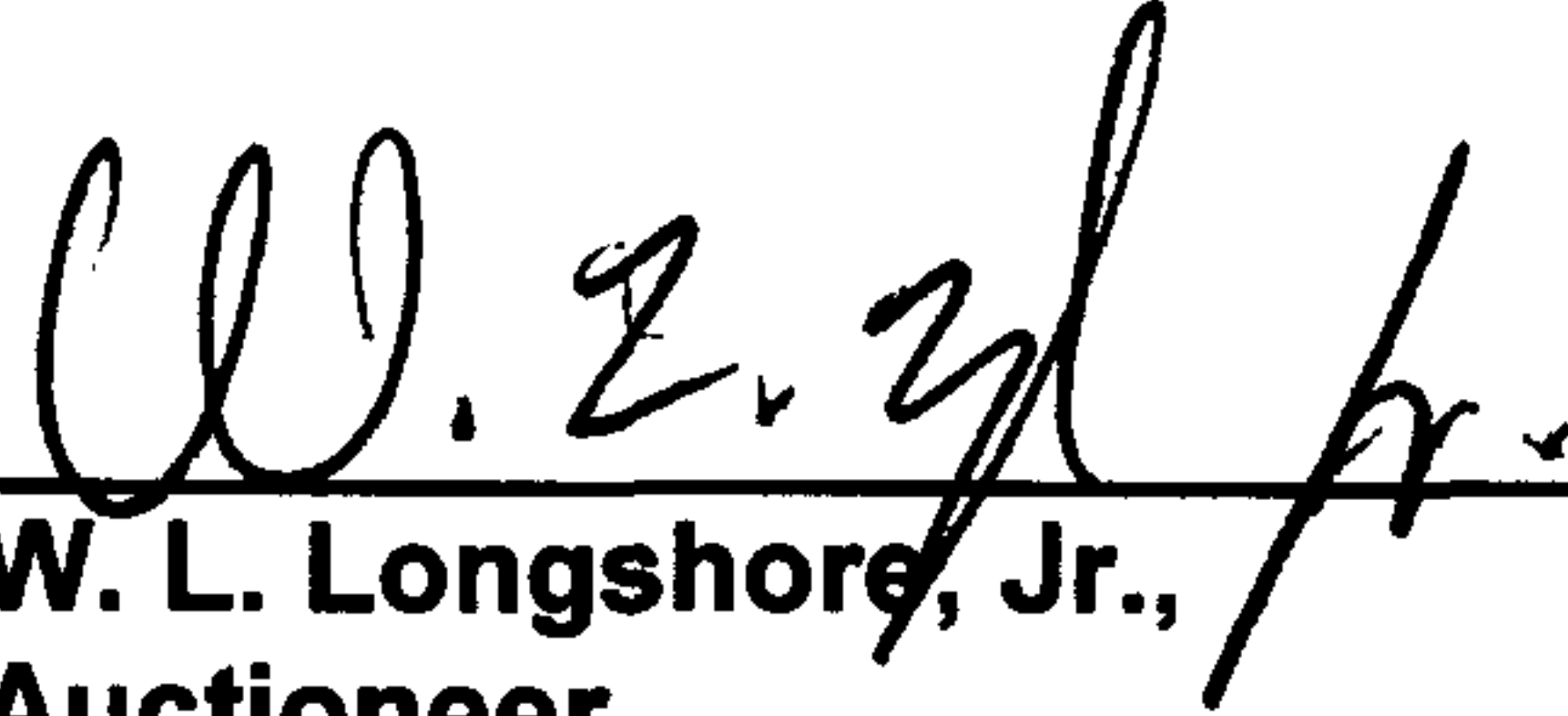
**Lot 31, according to the Survey of Bridlewood Parc, Sector One, as recorded in Map Book 17, Page 34, in the Probate Office of Shelby County, Alabama.**

**TO HAVE AND TO HOLD**, the above described property unto **Charles A. Farr**, his heirs and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

**IN WITNESS WHEREOF**, the said Brian Roxburgh Devin, unmarried, Mortgagor, by the said AmSouth Bank, as mortgagee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 27th day of October, 2004.

**BRIAN ROXBURGH DEVIN,  
UNMARRIED,  
MORTGAGOR**

**By: AMSOUTH BANK**

By:   
**W. L. Longshore, Jr.,  
Auctioneer**

**STATE OF ALABAMA )  
JEFFERSON COUNTY )**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said AmSouth Bank, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of October, 2004.

  
**NOTARY PUBLIC  
My Commission Expires: 05/16/05**

**THIS INSTRUMENT PREPARED BY:  
W. L. Longshore, Jr.  
LONGSHORE, BUCK & LONGSHORE, P.C.  
Longshore Building  
2009 Second Avenue North  
Birmingham, Alabama 35203-3703  
(205) 252-7661**

**GRANTEE'S ADDRESS:  
Charles A. Farr  
610 Royal Oaks Drive  
Birmingham, AL 35244**